

## TO THE MEMBERS OF THE PLANNING BOARD:

Henry H. Meyer, Chair  
Robert B. Clendenen  
John A. Riendeau

Maria H. Mack, Vice Chair  
Fred B. Morrison

**ALSO:** The Honorable Town Council  
Stephen A. Alfred, Town Manager – ex officio member  
Robert A. Hicks, Superintendent of Schools – ex officio member  
Nancy E. Letendre, Legal Counsel  
L. Vincent Murray, Director of Planning  
Raymond T. Nickerson, Principal Planner  
Dennis Vinhateiro, Principal Planner  
Russell W. Brown, Building Official  
Dale Holberton, Town Clerk  
Jon Schock, Director of Public Services  
William Boardman, Town Engineer  
Alan R. Lord, Director of Finance  
Michael Rice, Conservation Commission Chair

A meeting of the South Kingstown Planning Board will be held on Tuesday, July 10, 2007 at 7:00 p.m. in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield, RI.

## **A G E N D A**

- A. ROLL CALL**
- B. CONSENT AGENDA (CA)**
- C. APPROVAL OF MINUTES:**

**(CA) June 12, 2007 Regular Meeting**

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All items listed with (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from **Consent Agenda (CA)** consideration and considered in its normal sequence on the agenda.

POSTED: July 5, 2007

- D. PUBLIC HEARINGS:**
  - 1. COMPREHENSIVE PLAN AMENDMENT / RECOMMENDATION ON ZONING MAP AMENDMENT (CONTINUED)** – a proposed amendment to the Comprehensive Plan Land Use Plan Map 2.3, from Residential - Very Low Density/Open Space to Residential - Medium High Density and accompanying application to amend the Town's Zoning Map from R-80 Residential to R-20 Residential, AP 86-2, Lot 28, located at 61 Matunuck School House Road, Susan L. Weeden, owner/applicant.
  - 2. MINOR LAND DEVELOPMENT PROJECT** – Combined Conceptual Master Plan Public Informational Meeting and Preliminary Plan Public Hearing, **Elmer**

**D. Knowles Minor Subdivision**, a proposed two-lot (one existing house) minor subdivision with a flexible frontage waiver request, AP 32, Lot 13, located at 540 Rose Hill Road, Elmer D. Knowles, owner, Wanda J. Knowles & Garrett Coon, applicants.

3. **MINOR LAND DEVELOPMENT PROJECT - Combined Conceptual Master Plan Public Informational Meeting and Preliminary Plan Public Hearing, Stonewall Estates**, a proposed two-lot (one existing home) minor subdivision with a flexible frontage waiver request, located at 94 South Road, William Preston & Celest Martin, owners/applicants.

**E. DEVELOPMENT PLAN REVIEW:**

1. **EDEN ACRES BED & BREAKFAST** – a proposed twelve-room Bed & Breakfast facility, AP 63-1, Lot 26, 154 Post Road, Lloyd and Bernadette Eden, owners/applicants.

**F. PRE-APPLICATION REVIEW:**

1. **MINOR LAND DEVELOPMENT PROJECT – Kingston Pine Estates**, a proposed five-lot (one existing home) minor subdivision with a waiver requested to use the flexible frontage provisions of the Zoning Ordinance, AP 13, Lot 4, 144 Usquepaugh Road (Route 138), Normand J. Leclair & Frank W. Hennessey, Jr., owners, Tamara Harris, applicant.

**G. SPECIAL ITEMS:**

1. **ELECTION OF OFFICERS**
2. **(CA) PRELIMINARY PLAN DRAFT DECISION – Kingston Preserve**, a proposed 16-unit (detached condominium) Flexible Design Residential Project, AP 16-1, Lot 1, located at the southwest corner of Old North Road and Stony Fort Road, Stony Fort Partners, LLC, owner/applicant.
3. **(CA) PRELIMINARY PLAN DRAFT DECISION – Witham Minor Subdivision**, a proposed two-lot (one existing home) minor subdivision with street creation, AP 61, Lot 7, 946A Tuckertown Road, David & Johanna Witham, owners/applicants.
4. **(CA) PRELIMINARY PLAN DRAFT DECISION – Triantafyllidis / George Minor Subdivision**, a proposed two-lot minor subdivision with existing frontage on Brown Bear Road and Tuckertown Road, AP 62-2, Lot 22, Nicholas Triantafyllidis & Ernest D. George, Jr., owners/applicants.
5. **(CA) Order of Notice Scheduling a Public Hearing on the Combined Conceptual Master Plan Public Informational Meeting and Preliminary Plan for Round Pond Farm Residential Compound**, a proposed four-lot residential compound (two existing houses), with a waiver requested to create a Residential Compound from a lot that was reduced in size after May 17, 1977 and a waiver request seeking relief from Residential Compound road standards, AP 67, Lots 11 and 55, located at 619 Ministerial Road, John M. and Elizabeth G. Ferry, owners/ applicants.
6. **(CA) Order of Notice Scheduling a Public Hearing on the Combined Conceptual Master Plan Public Informational Meeting and Preliminary Plan for the Matunuck Farm Acres Minor Subdivision**, a proposed three-lot (two buildable parcels, one conservation parcel) subdivision (one developed lot with two existing dwellings), with a flexible frontage waiver request and zoning relief for a second structure on the lot, AP 80-3, Lot 10, located at 84 Matunuck Beach Road, Matunuck Farm Acres, LLC, owner/applicant.

7. **(CA) EXTENSION OF FINAL APPROVAL, Castle Farm Subdivision**, a proposed 34-lot major cluster (one existing home) subdivision, AP 50-2, lot 1 and AP 50, lot 2, located off Tower Hill Road, Tower Hill Group LP, owner/applicant.
  8. **(CA) Order of Notice Scheduling a Public Hearing on Proposed Amendments to the Comprehensive Community Plan, Goals and Policies Element - E. "Growth Management Policy" and Implementation Element - D.2 "The Annual Action Agenda."** The proposed amendments consist of various text revisions that rename the "The Annual Action Agenda" as "The Growth Management Program" and change the program focus to a biennial basis.
- H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:**  
ADMINISTRATIVE SUBDIVISIONS recorded during June 2007  
Wakefield Meadows Administrative Subdivision, AP 49-3, Lot 6 and AP 50-4, Lot 17, located at 4847 Tower Hill Road, recorded 6/28/07.  
MINOR SUBDIVISIONS recorded during June 2007  
None were recorded.  
MAJOR SUBDIVISIONS recorded during June 2007  
None were recorded.
- I. CORRESPONDENCE**
- J. COMMENTS-BOARD MEMBERS & PRINCIPAL PLANNER**
- K. ADJOURNMENT**

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***CONSENT AGENDA (CA) ITEMS FOR 7/10/07  
PLANNING BOARD AGENDA***

- C. APPROVAL OF MINUTES:**
- |             |  |
|-------------|--|
| <b>(CA)</b> | <b>June 12, 2007 Regular Meeting</b>             |
| <b>(CA)</b> | <b>June 26, 2007 Planning Board Work Session</b> |

A motion for the following (CA) agenda items appears in the Principal Planner's comments dated June 8, 2007:

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MINOR SUBDIVISIONS recorded during June 2007

None were recorded.

MAJOR SUBDIVISIONS recorded during June 2007

None were recorded.

**NOTE:** In accordance with the South Kingstown Planning Board By-laws, Article IV, Section 1 'No items shall be placed on the agenda unless all required documentations have been submitted. Later additions to an agenda must be approved by all members present at the meeting.'

**INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING  
IMPAIRED MUST CALL TTD (401) 792-9642 AT LEAST 72 HOURS IN ADVANCE OF  
THE MEETING DATE.**